



DOC19/635690-2

Ms Emily Dickson
Planning and Assessments Group
Department of Planning, Industry and Environment

Dear Ms Dickson

I refer to the Department of Planning and Environment's email of 26 July 2019 requesting the NSW Environment Protection Authority's (EPA) input on the Secretary's Environmental Assessment Requirements (SEARs) for a Mixed-Use Development at 338 Pitt Street, Sydney (SSD 10362) (the proposal).

The proposal is for:

- Demolition of existing structures
- Construction and use of a 258-metre-high two-tower mixed-use development, including four basement levels
- Landscaping and associated services upgrade works

Based on the information provided, the proposal does not require an Environment Protection Licence under the *Protection of the Environment Operations Act 1997*. The proposal is not being undertaken by or on behalf of a NSW public authority, and the EPA is not the appropriate regulatory authority for the proposal.

While the EPA does not wish to be consulted, we recommend that in addition to the requirements of the Draft SEARS, the EIS should include details of how the proponent will ensure that any seepage waters from basement or underground car parking areas is undertaken in a manner that will prevent pollution of waters. Consideration should be given to waterproofing or "Tanking" all basement levels likely to interfere with an aquifer, to prevent the need for treatment and discharge of groundwater.

The EPA has no further comments on the proposal or the draft SEARs provided in relation to the proposal. City of Sydney Council should be consulted as the appropriate regulatory authority for the proposal.

If you have any questions in relation to this letter please contact Mr Mark Hanemann on 9995 6845 or via email at mark.hanemann@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Craig Flemming'.

1.08.2019

CRAIG FLEMMING
Unit Head Sydney Industry
Environment Protection Authority